

Before the Board of Zoning Adjustment, D. C.

Application No. 11882, of the President and Directors of Georgetown College, pursuant to Section 8207.2 of the Zoning Regulations for a special excpetion to permit the continued use of a parking lot as provided by Section 4101.41 of the Regulations at premises 413-35 6th Street, N. W., in the SP District, known as Lot 33, Square 489.

HEARING DATE: April 16, 1975

EXECUTIVE SESSION: April 22, 1975

FINDINGS OF FACT:

1. The subject property is located in an SP District. It is held by the President and Directors of Georgetown College as investment property and has been on the District of Columbia tax rolls since July 1, 1972.

2. By its Order in Appeal No. 10961, effective date March 7, 1972, this Board granted the applicant permission to establish the subject parking lot. Since that time, the applicant has complied with all of the requirements of Article 74 of the Zoning Regulations relating to parking lots, and with all of the conditions of the Board's Order.

a. All areas devoted to driveways, access lanes, and parking areas are paved with materials which form an all weather impervious surface.

b. The parking lot is so designed that no vehicle or any part thereof projects over any lot line or building line.

c. No other use is conducted upon the premises and no structures other than two attendant's shelters have been erected or used upon the premises.

d. No vehicular entrance or exit is within twenty-five (25) feet of an intersection as measured from the intersection of the curb lines extended.

e. Lighting used to illuminate the parking lot is so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

3. The applicant has complied with the additional conditions set forth in the Board's Order in Appeal No. 10961 as follows:

a. An eight inch coping wall has been erected and maintained along each side of all driveways to protect the public space.

b. Bumper stops have been erected and maintained for the protection of all adjoining buildings.

c. All parts of the lot have been kept free of refuse and debris and have been paved.

4. The subject lot is abutted on the east by the Columbian Office Building and the Century Office Building. On the south is the Office of the Recorder of Deeds. Farther to the east across 5th Street and to the northeast are the local court buildings. To the north are several office uses along "E" Street including the Salvation Army offices. To the northwest is the Hecht Company Department Store and to the west is a new office building now 80% completed, and the completed and occupied Patrick Henry Office Building. The parking use is thus compatible with the general office use character of the area, and serves a parking need for the area, particularly for the courts.

5. This application has been submitted to the Director, Department of Highways and Traffic and the Department has indicated that it has no objection to the granting of this application.

6. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that Section 4101.41 of the Zoning Regulations states that controlled parking facilities are to be encouraged in the SP District. Based upon the intent and purpose of the regulations for the SP District and upon the foregoing findings and facts the Board further concludes that the continuation of this parking lot will not become objectionable to adjoining and nearby property because of noise, traffic, or other conditions, and that the parking lot use will not affect adversely the present character and future development of the area. The lot is reasonably necessarily and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

1. A certificate of occupancy shall issue for a period of five (5) years and shall be subject to renewal in the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.

2. The applicant will continue to comply with all of the requirements of Article 74 of the Zoning Regulations as set forth in Finding of Fact No. 2, supra.

3. The applicant will maintain the eight inch coping wall along each side of all driveways to protect the public space.

4. The applicant will maintain the bumper stops erected for the protection of all adjoining buildings.

5. All parts of the lot shall be kept free of refuse and debris.

ORDERED: That the above application be GRANTED.

VOTE: 3-1-0 (Mr. Harps not present, Lilla Burt Cummings, Esq., dissenting.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **APR 23 1975**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.